

# TOWN CENTRE OFFICE ACCOMODATION TO LET Gloucester

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PROPERTY CONSULTANTS



## Town Centre Office Accommodation

**Eastgate House  
Eastgate Street  
Gloucester**

Approx. 200 sq ft - 8,000 sq ft  
(18.58 - 743.22 sq m)

- Within 0.2 miles of the Gloucester Transport Hub.
- Flexible lease terms available.
- Within close proximity to the main city centre retail pitch.
- New flexible lease terms available.





# Eastgate House, Eastgate Street, Gloucester, GL1 1PX

## Location

Eastgate House is located on Eastgate Street in a predominantly professional/commercial area and is within close proximity to the city's prime retail pitch, as well as the Gloucester Transport Hub and train station.

The inner ring road is within 0.2 of a mile and provides access to Junction 11a of the M5 (approximately 4 miles east) via the A4302 and A417.



## Description

The property comprises a four storey office building of brick and clad elevations. Currently available are suites on the first, second, and third floors.

The available accommodation has been refurbished to provide generally open plan accommodation, suspended ceilings with recessed lighting and carpeting.

Each floor benefits communal kitchen and WC facilities, and a new café is being introduced to the building on the ground floor. Car parking is provided to the rear of the building.

## Lease

The accommodation is offered by way of new leases on terms to be agreed.

## Rent

Upon application.

## Service Charge

There is an estate service charge to cover maintenance and repairs of the common parts of the estate, for which tenants are responsible for a fair and reasonable proportion. Full details are available upon request.

## Services

We are advised that all main services are connected to the premises and confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

## VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent. We recommend that the prospective tenants establish the implications before entering into any agreement.

## The Code for Leasing Business Premises in England and Wales 2007

Please see [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk).

## Energy Performance Certificate

The building has been awarded an energy performance asset rating of D (85).



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## Asbestos Regulations

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012 (CAR 2012). The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

## Subject to Contract

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796. Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol, BS8 3BA. A list of all Members is available at the registered office.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

## Business Rates

Interested parties should make their own enquiries to the local billing authority to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment.

## Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.

## Money Laundering Regulations

As part of our obligations under the UK Money Laundering Regulations 2017, Alder King LLP will require any purchaser to provide proof of identity along with any other required documents.

## Viewing Arrangements

For further information or to arrange an inspection, please contact the joint agents.

## Alder King Property Consultants

Brunswick House  
Gloucester Business Park  
Gloucester  
GL3 4AA

01452 623290

[www.alderking.com](http://www.alderking.com)

### Giles Nash

01452 627135

[gnash@alderking.com](mailto:gnash@alderking.com)

## Kurt Wyman Surveyors

### Kurt Wyman

01452 3800364

[kurt@kurtwymansurveyors.co.uk](mailto:kurt@kurtwymansurveyors.co.uk)

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